

BOSTON REDEVELOPMENT AUTHORITY

REPORT AND DECISION ON THE APPLICATION OF
CHARLES H. FARNSWORTH HOUSING CORPORATION
FOR THE AUTHORIZATION AND APPROVAL OF A PROJECT
UNDER MASSACHUSETTS GENERAL LAWS (TER. ED.) CHAPTER 121A
AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960,
TO BE UNDERTAKEN AND CARRIED OUT BY A CHARITABLE CORPORATION
ORGANIZED PURSUANT TO MASSACHUSETTS GENERAL LAWS,
CHAPTER 180, AND APPROVAL TO ACT AS AN URBAN REDEVELOPMENT
CHARITABLE CORPORATION UNDER SAID CHAPTER 121A.

A. The Hearing. A public hearing was held at 2:00 P.M. on August 20, 1981 in the offices of the Boston Redevelopment Authority (hereinafter called the "Authority"), at the New City Hall, Room 921, Boston, Massachusetts 02201, by the Authority on an Application dated June 23, 1981 (hereinafter called the "Application"), filed by Charles H. Farnsworth Housing Corporation, for authorization and approval of a redevelopment project under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960, as amended (hereinafter called the "Project"), due notice of said hearing having been given previously by publication on August 8, 1981 and August 14, 1981, in the Boston Herald-American, a daily newspaper of general circulation published in Boston, and mailing postage prepaid in accordance with Rule 4 of the Rules and Regulations of the Authority for securing approval of Chapter 121A projects, and in accordance with the provisions of Section 13 of Chapter 652 of the Acts of 1960, as amended. Robert L. Farrell, Joseph J. Walsh, James K. Flaherty, Clarence Jones and William A. McDermott, Jr., were present at the hearing.

B. The Project. The proposed development area is located on approximately 43,037 square feet of land at the corner of South and Child Streets in the Jamaica Plain section of the City of Boston. A full metes and bounds description can be found in the Application.

The Project will consist of a seven story congregate housing facility for the elderly containing 76 units. There will be 61 one-bedroom units, 7 one-bedroom for the handicapped, 6 two-bedroom units, 1 two-bedroom for the handicapped, and 1 one-bedroom unit for the on-site manager.

As a congregate facility, the Project is specifically designed to address the need of elderly persons, both independent and dependent, by combining private apartments with shared facilities and services. The Project is specifically designed to assist elder tenants to live there as residents during the time when they are totally independent up to any period when skilled nursing is needed. By creating a substantial communal space, the building will provide a focal point for numerous new and existing services for the elderly of Jamaica Plain.

Through a supplemental staffing pattern (much like Moreville House, Boston, Massachusetts) and by attracting existing services to share space in the building, older people with impairments in health, mobility or social interaction, as well as those who are psychologically or economically vulnerable, may participate in a variety of activities in the building. The Applicant will place great emphasis on the concept of community exchange between the residents of the Project and the elders of the neighborhood, and it is anticipated that both groups will continue to share in the participation and planning of activities.

The Project will be occupied by low income elderly individuals who are eligible for rental subsidies pursuant to Section 8 of the Housing Act of 1937, as amended. Ten percent (10%) of the units are designed for handicapped persons. The Project is also designed to accommodate persons who are semi-independent (i.e., those individuals who benefit from the availability of congregate services such as meals, activity programs, chore and housekeeping assistance, limited health services, as well as occasional assistance with

grooming and bathing), and persons who are semi-dependent or frail (i.e., those individuals who have more numerous and serious physical, mental and social deprivations). Efforts will be made to create a diverse population of frail and independent elderly, men, women, couples and singles, and to comply with the Affirmative Fair Housing Market Plan approved by the United States Department of Housing and Urban Development.

The appurtenant facilities will include:

Large Community Room and Kitchen

This area will be used daily as the local Title III nutrition site for approximately 100 people. Tenants and local groups will be involved in recreational and educational programs in the morning and evening hours. The kitchen and community room will be furnished and equipped to serve major social functions such as Christmas dinners and community breakfasts.

Small Community Room and Kitchen

This space has been provided and staffed for approximately twenty (20) residents in the building who will need assistance with all meals. The room will be in close proximity to the medical, health and counseling office so that the frail population who come to meals may also receive passive supervision by the practitioners using those offices.

Medical Health Office

This office will be comprised of a fully equipped examining room and lavatory. A nurse practitioner will regularly provide health screening, and the office will

be intermittently available for physician and specialty visits such as podiatry for a small fee. Building residents and community elders served by other programs in the building will also be served here.

Counseling Office

Located adjacent to medical health office, this office will house case management and mental health personnel. Space, files and phone service will be provided by the Applicant in exchange for services to the population of the building.

Library, Conference Area

This area will be used for tenant meetings and small conferences as well as library functions. It will also be equipped to be used for memorial services.

Laundromat/Greenhouse

The laundromat will open onto a small greenhouse and terrace in the rear of the building.

Craft Room/Solarium

This area will be the major program space for building tenants. It will be used for craft classes, exercise programs and afternoon teas.

Administrative Offices

The Building Manager and our staff resident program facilitator will each have an office. The facilitator will be charged with monitoring all residents, organizing services and scheduling all community spaces.

On the site there will be a landscaped outdoor courtyard for residents with garden plots, benches, and trees. Parking will be provided for twenty-five (25%) percent of the units. At the building entrance there will be a terrace and provision for auto drop-off at the curb.

Attached to this Application as Appendix 2 is a site plan for the Project Area. There is also incorporated into the Application floor plans and elevations for the buildings and outline specifications showing generally the character and quality of the construction to be used.

C. Authority Action. In passing upon the Application, the Authority has considered the Application itself, all documents, plans and exhibits filed therewith or referred to therein, the oral evidence presented at the hearing, the exhibits offered in evidence at the hearing, and arguments and statements made at the hearing.

D. Project Area. The Project as defined in the Application constitutes a "Project" within the meaning of Section 1 of Chapter 121A of the General Laws, providing, as it does, for the acquisition, rehabilitation and construction in a substandard, decadent area, or blighted open area of decent, safe, and sanitary housing for the elderly and handicapped.

The Project area is a blighted, open area as those terms are defined in Section 1 of Chapter 121A, because the Project Area is a vacant lot which has been paved. The site is presently used by local teenagers for noisy nocturnal carousing, and is often littered with broken glass and trash. Cars are also frequently stolen from the site. The asphalt has been allowed to deteriorate and

is now cracked and pitted. Persons walking, driving or parking on the site do so at risk of injury. The report at Appendix No. 4(c) and (d) to the Application substantiates these conditions and the economic infeasibility of private development.

The buildings, if any, which may have formerly occupied this space have not been replaced, and under the existing neighborhood conditions and the substantial change in economic and business conditions in the neighborhood it is improbable that any buildings other than the proposed Project will be built on the site.

The Project Area is generally in an area in which dwellings predominate which by reason of dilapidation, overcrowding, faulty arrangement or design are detrimental to safety, health, morals, welfare or sound growth of a community. Across the street from the site is a public housing project for families.

The site would not be developed without the real estate taxes being limited to a percentage of the Project's estimated gross annual income, evidenced by the requirement of the mortgage lender attached to the Application. Percentage levels as a basis for taxation can only be lawfully agreed to by the City of Boston under General Laws, Chapter 121A and Chapter 6A. These conditions and other factors referred to in the Application and this Report and Decision warrant the carrying out of the Project in accordance with Chapter 121A.

For these reasons it is found that the Project area is a blighted, open area within the meaning of Chapter 121A as amended. It is unlikely that the conditions will be remedied by the ordinary operations of private enterprise.

The Project will provide substantial financial return to the City of Boston. The amounts to be paid in lieu of real estate taxes by the Applicants are set forth in the Application. There shall be paid to the City of Boston a percentage payment in lieu of real estate taxes, in each of the forty (40) calendar years after approval of the Project.

E. Cost of the Project. In the opinion of the Authority, the cost of the Project has been realistically estimated in the Application and the Project is practicable.

The estimated minimum cost of the Project will be approximately Three Million, Eight Hundred Sixty Thousand, Six Hundred and Thirty-Seven (\$3,860,637) Dollars. A direct loan for approximately 97% of the Project cost will be provided by the United States Department of Housing and Urban Development pursuant to Section 202 of the U.S. Housing Act of 1959, as amended. The balance will be paid by the Applicant. Pursuant to Section 8 of the U.S. Housing Act of 1937, as amended, approximately \$454,920 has been allocated to the Project for rental subsidies for the duration of the loan. The so-called "Conditional Commitment for Direct Loan Financing" is attached as Appendix No. 5 to the Application and Form 2013 is attached to the Application as part of Appendix No. 14.

The following are all the persons, natural or corporate, who, prior to the completion of the Project, have or will have, directly or indirectly, any ownership interest in the Project: Charles H. Farnsworth Housing Corporation and the Roman Catholic Archbishop of Boston, present owners of the Project Area. F. Consistency with Master Plan. The Project does not conflict with the Master Plan for the City of Boston as the Project Area comes within a classification in the Master Plan which permits buildings and uses of the kind proposed by the Applicants.

G. Effect of the Project. The Project will not be in any way detrimental to the best interests of the public or the City of Boston or to the public safety and convenience and is not inconsistent with the most suitable development of the

Projected Area neighborhood or of the City. The Project will, in fact, forward the best interests of the City and will constitute a public use and benefit. The Plans of the structure to be rehabilitated within the Project Area have been reviewed by the Design Review Staff of the Authority. The Authority finds that this Project will enhance the general appearance of the Area and furnish necessary and needed landscaping and housing in the Jamaica Plain section of the City of Boston. The Project will have a positive economic impact on the neighborhood surrounding the Project Area and on the City of Boston. During construction of the Project, the Project general contractor will be required, to the best of its ability, to grant preference in hiring to Boston residents.

H. Environmental Considerations. Pursuant to the provisions of regulations implementing the Massachusetts Environmental Policy Act, 301 CMR 10.32 (3) (h), the Project has been categorically excluded from the filing of any environmental report.

In order to avoid or minimize any damage to the environment, the Authority hereby requires that the Applicant comply with the City of Boston Air Pollution Control Commission's Regulations for the Control of Noise and Regulations for the Control of Atmospheric Pollution during all phases of construction activity.

In addition, the on-site parking areas shall be suitably landscaped from public view by extensive and appropriate plantings.

I. Minimum Standards. The minimum standards for financing, construction, maintenance, and improvement of the Project as set forth in the Application are hereby adopted and imposed as Rules and Regulations (in addition to those

hereinafter adopted and imposed) applicable to this Project for the same period as the Project is subject to the provisions of Chapter 121A of the General Laws and Chapter 652 of the Actions of 1960, as amended.

In addition to the minimum standards set forth in the Application, the Authority hereby requires that the Applicants, prior to obtaining a building permit, (1) enter into a Regulatory Agreement with the Authority pursuant to the requirements of General Laws, Chapter 121A, Section 18C and containing such other terms and conditions as the Authority may in its discretion deem necessary and appropriate; (2) submit to the Authority for its review and approval all plans and specifications for the Project as the Authority may require and accept such changes and modifications thereto as the Authority may deem necessary or appropriate, and (3) adhere to such design review controls and requirements as the Authority may in its discretion impose.

The carrying out of the Project will not require a permit for the erection, maintenance, and use of a garage within 500 feet of one or more buildings occupied in whole or in part as a public or private school having more than 50 pupils, or as a public or private hospital having more than 25 beds, or as a church.

The Project involves the construction of units which constitute a single building under the State Building Code and zoning laws and the carrying out of the Project will not require a declaration by the Authority with the approval of the Mayor that such units constitute separate buildings for purposes of Chapter 138 of the General Laws relating to alcoholic beverages.

J. Parking. In addition, the Applicant, their agents and contractors hereby agree to assume total responsibility for the paving of land necessary to provide thirty (30) parking spaces for school related uses on a vacant parcel of land located at approximately 20 Child Street, Jamaica Plain, also known as Assessors Parcel No. 3014, said lot being adjacent to Aggasiz Community School.

K. Zoning Code Deviations. Appendix X, filed with and attached to, the Application lists the zoning code deviations requested. For the reasons set forth in the Application and the evidence presented at the hearing, the Authority hereby approves the zoning deviation as listed below and finds that such deviation is necessary for carrying out the total Project and is therefore granted without substantially derogating from the intent and purposes of the applicable laws, codes, ordinances and regulations.

DISTRICT R-8, L-1
TABLE B: DIMENSIONAL REGULATIONS

	<u>ZONING CODE</u>	<u>**DEVIATION GRANTED</u>
Minimum Lot Size		
1st Unit	5,000 sf	5,000 sf
Additional Units	1,500 sf	**507 sf
Gross Floor Area	N/A	75,448
Maximum Floor Area Ratio	0.8, 1.0	**1.75
Maximum Height	35 ft, 3 stories	**68 ft, 7 stories
Open Space	800 sq. ft./du	**168 sq. ft./du
Front Yard - Child St.	20 ft.	**15 ft. min.
Front Yard - South St.	20 ft.	**15 ft. min.
Side Yard	10 ft.	15 ft. min.
Rear Yard	40 ft.	**20 ft. min.
Parking	d.U. x 0.2=15.2 spaces	19 spaces

**Section 10-1. Accessory Uses: Accessory parking located within required front yards on Child Street and South Street.

**Deviation Requested.

L. Duration of Period of Tax Exemption. Pursuant to General Laws Chapter 121A, Section 10, as amended, the Applicant has requested that the initial 15 year period of the exemption from property taxation be extended for an additional period of 25 years. The request was based upon the Project's receipt of direct mortgage financing from the United States Department of Housing and Urban Development pursuant to Section 202 of the U.S. Housing Act of 1959, as amended, and, the receipt of rent subsidies under Section 8 of the U.S. Housing Act of 1937, as amended, for the construction and maintenance of a low income congregate housing facility for the elderly and handicapped elderly. Such 25 year extension is hereby granted.

M. Decision. For all the reasons set forth in the foregoing report, the Authority hereby approves the undertakings by the Applicant of the Project pursuant to Chapter 121A of the General Laws and Chapter 652 of the Acts of 1960, subject to the provisions as set forth above.

MEMORANDUM

SEPTEMBER 17, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: CHAPTER 121A APPLICATION OF CHARLES H. FARNSWORTH CORPORATION

On August 20, 1981, the Authority conducted a public hearing to consider the above-captioned 121A Application.

The project consists of the construction of 76 units of congregate housing for the elderly, plus appurtenant common areas and community facilities on a now-vacant lot on Child and South Streets, Jamaica Plain. In addition, the applicant has agreed to assume total responsibility to provide 30 parking spaces for school-related uses on a vacant parcel of land located at 20 Child Street adjacent to Aggasiz Community School.

Authority staff has examined the application and found that it contained sufficient evidence in support of the project to make those findings and determinations necessary to proceed with the approval of the project.

It is, therefore, recommended that pursuant to Chapter 121A of the General Laws, the Authority adopt the Report and Decision approving the project.

An appropriate vote follows:

VOTED: That the document presented at this meeting entitled, "Report and Decision on the Application of Charles H. Farnworth Corporation for the Authorization and Approval of a Project under Massachusetts General Laws (Ter.Ed.) Chapter 121A, as Amended, and Chapter 652 of the Acts of 1960, to be Undertaken and Carried Out by a Charitable Corporation Organized Pursuant to Massachusetts General Laws, Chapter 180 and Approval to Act as an Urban Redevelopment Corporation Under Said Chapter 121A" be and hereby is approved and adopted.